



LEGAL DESCRIPTION:
Parcel 20-79 as shown in the Retracement Plat of Survey filed December 18, 2020, in Book 2020, Page 35993 of the Dallas County Recorder's Office.
and
Lot 6 in I-80 West Industrial Park Plat 1, on Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa;

PERCENT LAND OWNED WITHIN 250 FT OF SUBJECT SITE:

McCarthy Brothers, LLC	17%
Waukee Storage, LLC	17%
Krause +, LLC	15%
Rube's Steaks Waukee Property Co., LLC	9%
JKR Properties, LLC	12%
TFH, LLC	9%
Windy Ridge Interprises, INC	11%
Caspe Family Jewish Community Campus, LC	1%
Caspe Family Jewish Community Campus, LC	9%

Parcel ID	Name of Property Owner	Legal Description of Property	Mailing Address	Total Area of Property (s.f.)	Square Footage within 200' of rezoning	% of total Square Footage within 200' of rezoning
1617101002	McCarthy Brothers LLC	LOT 5, I-80 WEST INDUSTRIAL PARK PLAT 1	655 Interstate Parkway, Waukee, IA 50263	262,231	78,968	17.00%
1617102002	Waukee Storage LLC	LOT 2, I-80 WEST INDUSTRIAL PARK PLAT 1	4123 26th NW, Rochester, MN 55901	127,195	77,225	17.00%
1617102003	Krause +, LLC	LOT 1, I-80 WEST INDUSTRIAL PARK PLAT 1	1459 Grand Ave., Des Moines, IA 50309	119,790	70,798	15.00%
1617100021	Rube's Steaks Waukee Property Co., LLC	REPLAT LOT 5 AUD (PHASE-IN) REPLAT LOT PLAT NWNWLOT 1 5 AUD PLAT NWNWLOT 1	202 14th Street, Tama, IA 52339	137,650	38,726	9.00%
1617100022	JKR Properties LLC	REPLAT OF LOT 5 AUDITORS PLAT OF NWNWLOT 2	972 65th Street, West Des Moines, IA 50266	57,935	57,372	12.00%
1617100011	TFH, LLC	2ACNW CORN NEN WLYG S & E OF HWY	32446 Ute Ave., Waukee, IA 50263	87,120	41,600	9.00%
1617100013	Windy Ridge Interprises, INC	IRREG 2.75AC IN MIDDLE PART W/ 2 NENW	PO Box 1051, Waukee, IA 50263	108,900	49,146	11.00%
1617100012	Caspe Family Jewish Community Campus, LC	PARCEL A NENWNW & NWNW SEE 1617100012 01 FOR EXEMPT 8.50 AC	33158 Ute Ave., Waukee, IA 50263	1,069,834	5,284	1.00%
1617100015	Caspe Family Jewish Community Campus, LC	PARCEL B NENWNWNE	33159 Ute Ave., Waukee, IA 50263	832,432	41,123	9.00%
				Total:	460,242	100.00%

Applicant/Developer
Paramount Land Company
Sasi Karuturi
2540 73rd Street, Urbandale, Iowa 50322
515-333-1954

Property Owner:
Estate of Sobotka, Michael Dean
36406 Shagbark Cir., Van Meter, Iowa 50261

Preparer:
Pelds Design Services
2323 Dixon Street Des Moines IA, 50316
Contact: Ed Pelds
515-265-8196

EXISTING CITY OF WAUKEE ZONING:
A-1: AGRICULTURAL DISTRICT (PARCEL 1617100028)
C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT (PARCEL 1617101003)

PROPOSED CITY OF WAUKEE ZONING:
M-1: LIGHT INDUSTRIAL DISTRICT

ELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

REZONING PLAN
I-80 WEST INDUSTRIAL PARK, PLAT 1, LOT 6
WAUKEE, IOWA

DATE: 02-24-25	BY: L. BURKE	SCALE: ---	PROJECT NO: 02-24-25	DATE: TBD
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FILE PATH: J:\2025 PROJECTS\25-010 80 WIP PLAT 1 LOT 6\ENGINEERING\SHEET SET\REZONING SUBMITTAL\ZONING PLAN.DWG